

Mr. Dennis Wright
1217-1233 N.W 6th Street
Fort Lauderdale Florida 33311

September 15, 2022

Subject: Value Engineering Effort for
Wright Dynasty Mixed Use Development Project
1217-1233 N.W 6th Street
Fort Lauderdale, Florida 33311

We plan to take efforts to maximize cost savings to the project without compromising the aesthetics, Intent, and value of the project. Methods of industry standard and common practices from historical performances will be used inclusive but not limited to the following:

- We will work with a local general contractor during the final drawings preparation that understands the priority of the value engineering effort needed and does not have the most overhead and conditions.
- We will review the floor plan for feasible options of spacing of the 2 bedroom units for practical over all savings.
- We will work on alternative materials to reduce the cost of the metals decorations and light deterrent walls.
- We will work an air conditioning system for the best feasible results (i.e) individual units
- We will leave the ceilings minimally finished with plaster/paint ilo drywall
- We will work to select finish materials that are aesthetically pleasing but discounted with various local distributors
- We will reduce the roof top amenities area to the base roofing for amenities to be provided at a later date.
- We will select a light fixture package and other large material purchases directly from material vendors to save on the mark up.
- We will provide smaller subcontractor scopes of work/packages with smaller contractors to maximize cost savings in minimal risk scopes of work such as finishes.

By maximizing the above methods working with the local subcontracting market, we will be able to render substantial cost savings.

Feel free to advise should you have questions or need additional information.

Sincerely

Terry Hardmon

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